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**TOWN WARRANT**  
**Special Town Meeting**  
November 2, 1994

Hampshire, ss.

To one of the Constables of the Town of Amherst, in said county, Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify the registered voters of the Town of Amherst of the Special Town Meeting to be held in the Auditorium of the Amherst Regional Junior High School in said Amherst at seven-thirty o'clock p.m. on Wednesday, the second day of November, nineteen hundred and ninety-four, when the following articles will be acted upon by town meeting members:

ARTICLE 1      Reports of Boards and Committees (Select Board)

To see if the Town will hear only those reports of the Town officers, Finance Committee, and any other Town boards or committees which are not available in written form.

ARTICLE 2      Transfer of Funds - Unpaid Bills (Select Board)

To see if the Town will, in accordance with Chapter 44, Section 64, appropriate and transfer a sum of money to pay unpaid bills of previous years.

ARTICLE 3      Compensating Balance Agreements (M.G.L. Ch. 44, sec. 53F) (Select Board)

To see if the Town will accept the provisions of Chapter 44, section 53F of the Massachusetts General Laws, which authorize the Treasurer to enter into written agreements with banking institutions pursuant to which the Treasurer agrees to maintain funds on deposit in exchange for banking services.

ARTICLE 4      Local Education Fund (M.G.L. Ch. 60, sec. 3C) (Select Board)

To see if the Town will accept the provisions of Chapter 60, section 3C of the Massachusetts General Laws, which establish a Scholarship Fund and a Local Education Fund, financed by voluntary contributions.

ARTICLE 5      Special Act - Exemptions From Certain Taxes (Select Board)

To see if the Town will authorize the Select Board to petition the General Court for a Special Act allowing the Town to exempt up to the first \$100,000 of assessed personal property valuation from taxation.

ARTICLE 6      Special Act - Economic Development and Industrial Corporation (Select Board)

To see if the Town will authorize the Select Board to petition the General Court for a Special Act creating the Amherst Economic Development and Industrial Corporation substantially in the format of a draft thereof located in the office of the Select Board.

ARTICLE 7      Special Services - Elderly and Handicapped Transportation (Select Board)

To see if the Town will appropriate \$50,000 for elderly and handicapped transportation services and that to meet such appropriation \$50,000 be transferred from Free Cash in the Unreserved Fund Balance of the General Fund.

ARTICLE 8      Capital Program - Town Hall (Select Board)

To see if the Town will appropriate \$85,000 from the Stabilization Fund for window repairs and other historical renovations, including architect's fees for those items, and for architect's fees and related expenses for additional design work on the Town Hall renovation, and to authorize the application for and acceptance of any gifts, bequests, or grants from the Commonwealth of Massachusetts or otherwise and further to authorize the Treasurer to borrow in anticipation of reimbursement for said grants.

ARTICLE 9      Sewer Fund Capital Program - Wastewater Treatment Plant Equipment  
(Select Board)

To see if the Town will appropriate \$479,000 for the purchase and installation of a gravity-belt thickener at the Wastewater Treatment Plant and to determine whether such appropriation shall be met by the transfer of available funds, by borrowing, or otherwise.

ARTICLE 10 Sewer Fund Capital Program - Energy Conservation (Select Board)

To see if the Town will appropriate \$120,000 for energy conservation measures at the Wastewater Treatment Plant and to determine whether such appropriation shall be met by the transfer of available funds, by borrowing, or otherwise.

ARTICLE 11 Acceptance of Streets (Select Board)

To see if the Town will establish as Town Ways and accept the layouts as Town Ways each of the following streets: Oakwood Circle, Windridge Terrace, Blackberry Lane, and Teawaddle Lane - or any of them, or portions thereof, with adjacent easements, as laid out by the Board of Selectmen, to take by eminent domain, purchase or otherwise acquire any fee, easement or other interest in land necessary therefor, no appropriation being required.

ARTICLE 12 Zoning Bylaw Amendment - Sections 3.3, 7.001, and Article 12, Hostels (Planning Board)

To see if the Town will amend Section 3.3, Use Classifications & Standards, Section 7.001, and Article 12, Definitions, of the Zoning Bylaw by deleting language in brackets [ ] and adding shaded language \_\_, as follows:

A. Add a new Section 3.327.2:

3.327.2 <u>Hostel</u>												
<u>R-LD</u>												
<u>R-O</u>	<u>R-N</u>	<u>R-VC</u>	<u>R-G</u>	<u>R-F</u>	<u>B-G</u>	<u>B-L</u>	<u>B-VC</u>	<u>COM</u>	<u>OP</u>	<u>LI</u>	<u>PRP</u>	<u>FPC</u>
<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>N</u>	<u>SPR</u>	<u>SP</u>	<u>SP</u>	<u>SPR</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

The building shall be connected with the public sewer prior to occupancy.

The hostel shall be within easy walking distance of public transportation.

The owner or manager of the hostel shall reside on the premises.

There shall be no separate cooking facilities in guest rooms. Meals may be provided to those lodging at the hostel or registered guests attending a scheduled event.

In the R-G, R-N, R-O and R-LD Districts, a hostel may provide up to 20 beds. In all districts where the use is allowed, a minimum of 20 percent of hostel beds shall be in rooms containing 2-4 beds.

Secure bicycle parking and/or storage shall be provided, with a total capacity equal to or exceeding the number of parking spaces required for vehicles.

A management plan, as defined in terms of form and content in the Rules and Regulations adopted by the Zoning Board of Appeals, shall be part of any application made under this section.

B. Amend Section 7.001 as follows:

7.001 For all other places with sleeping accommodations, including rooming houses, lodging or boarding houses, fraternity and sorority buildings, hotels, motels, inns, bed and breakfasts, hospitals and nursing homes - one parking space for single or double occupancy; or, where not divided into such rooms (as in a dormitory or ward) - one space for [each] every two beds. For hostels, one parking space shall be provided for every five (5) beds.

C.Amend Article 12, Definitions, by adding the following section and renumbering the remaining sections in order:

12.16 Hostel: An overnight lodging facility licensed by a recognized national or international hostelling organization, offering temporary lodging to members of such organizations and other travelers, as well as educational programs and other goods and services related to hostelling. Lodging for non-members shall not exceed fourteen (14) days in any four (4) month period, with a limit of no more than seven (7) consecutive days. Lodging for members shall not exceed thirty (30) days in any four (4) month period, with a limit of no more than fourteen (14) consecutive days.

ARTICLE 13 Zoning Bylaw Amendment - Section 3.372.0, Research and Testing Facility (Planning Board)

To see if the Town will amend Section 3.372.0 of the Zoning Bylaw by deleting the language in brackets [ ] and adding the language shaded \_ as follows:

In all zones, [All operations shall confine smoke, fumes, dust and noise to the premises.] all outdoor storage of materials and equipment shall be screened from public view, from public ways and abutting residential districts. No operation shall create noise, vibration, dust, fumes or odors that are a nuisance beyond the lot line, and further, no operations shall be hazardous by reasons of potential fire, explosion or radiation. No research or testing to be conducted outdoors unless a Special Permit is granted for this purpose by the Zoning Board of Appeals.

ARTICLE 14 Zoning Bylaw Amendment - Section 6.33, Flag Lots (Planning Board)

To see if the Town will amend Section 6.33 by adding the shaded language, as follows:

6.33 Each lot shall have an access strip with a minimum street frontage of forty feet, a minimum width of forty feet at any point between the street and the principal building, and a maximum length of four hundred feet, after which distance the access strip shall end and the building area of the lot shall begin. Where driveway access to a principal building is achieved over the access strip of the lot, then said access strip shall have no change of direction greater than 45 degrees.

For any flag lot included within a Definitive Subdivision Plan, the Planning Board may allow an access strip in excess of 400 feet as part of its subdivision approval upon a finding that such a modification will be in conformance with the intent of Sections 6.330-6.335.

For any flag lot which is not part of a Definitive Subdivision Plan, the Zoning Board of Appeals, acting as the Special Permit Granting Authority, may allow an access strip in excess of 400 feet upon a finding that such a modification will:

6.330. Not have a substantial detrimental impact on the declared intent and purposes of any overlay district in which the land is situated.

6.331. Not create an undue safety hazard.

6.332. Not have a substantial adverse environmental impact on groundwater quality, wetlands, significant wildlife habitat, prime farmland or other environmentally sensitive resources.

6.333 Not remove, destroy or obstruct prominent natural features and views.

6.335 Not remove, destroy or irrevocably alter significant historical, archeological and/or cultural resources.

ARTICLE 15 Zoning Map Amendment - Portion of Parcel 31, Map 15C  
(By Petition of Philip M. Sweeney)

To see if the Town will amend the official zoning map of the Town by rezoning a portion of Parcel 31, Map 15C of the Town Cadastre from Neighborhood Residence (R-N) to Business Village Center (BVC) as shown on "Plan of Land in Amherst, Massachusetts Prepared for Philip M. Sweeney," Scale 1" = 40', dated August 30, 1994, shown as Exhibit "A."

ARTICLE 16 Zoning Map Amendment - 1184 North Pleasant Street, (Map 5A, Parcel 140)  
(By Petition of Daniel P. Burbine)

To see if the Town will amend the Official Zoning Map of the Town by rezoning 1184 North Pleasant Street (Map 5A, Parcel 140) from Village Center Residence (R-VC) Zone to Village Center Business (B-VC) Zone.

You are hereby directed to serve this call by posting attested copies thereof at the usual places:

- |                                   |                              |
|-----------------------------------|------------------------------|
| Prec. 1 North Amherst Post Office | Prec. 6 Fort River School    |
| Prec. 2 North Fire Station        | Prec. 7 Crocker Farm School  |
| Prec. 3 Marks Meadow School       | Prec. 8 Munson Library       |
| Prec. 4 Amherst Post Office       | Prec. 9 Wildwood School      |
| Prec. 5 Bangs Community Center    | Prec. 10 Campus Center/UMass |

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said meeting.

Given under our hands this 17th day of October, 1994 A.D.

Bryan C. Harvey  
Brenna Y. Kucinski  
Carolyn Holstein  
Hill Boss

Board of Selectmen

Hampshire, ss.

October 19, 1994  
(date)

In obedience to the within Warrant, I have this day as directed posted true and attested copies thereof at the above designated places, to wit:

Sgt. Christopher Provonost  
Constable